

PHILLIPS & STUBBS



coastal +
COUNTRY



Hall, Cloakroom, Boot room, Living room, Kitchen/dining room, Utility room, Galleried landing. Three double bedrooms, all with en suite facilities, Air source heat pump and water underfloor heating, High performance glazing, EPC rating B, Level garden backing onto farmland, Off road parking for multiple vehicles. Plot size about half an acre

The property occupies a rural setting adjoining open countryside and set off a quiet lane in the Woodchurch Undulating Farmlands Landscape Character Area about 1.3 miles from the charming village where there is a 12th century church, Kentish smock windmill and local amenities including a general store and post office, butchers, coffee shop, Doctor's surgery, primary school and two public houses, as well as a range of sports clubs and societies. The historic town of Tenterden is about 3 miles, where there is a range of independent shops, Waitrose and Tesco supermarkets, restaurants and leisure centre. A high-speed train service runs between Ashford International (11 miles), Stratford and London St Pancras in about 37 minutes. Headcorn station (11 miles) provides commuter links to London Bridge, Waterloo East and Charing Cross. There is an excellent range of schools in the area in both the state and private sectors, including Dulwich School in Cranbrook, Saint Ronan's in Hawkhurst, Highworth Grammar School and Norton Knatchbull in Ashford and Homewood School in Tenterden.

A unique, newly built modern barn conversion, transformed under Q planning, from an agricultural building to a stylish and energy efficient sustainably built detached residence featuring striking black thermowood weatherboard cladding and raised seam zinc panels punctuated by high performance glazing, all contributing to its crisp lines and contemporary aesthetic. The light-filled accommodation is arranged over two levels, as shown on the floor plan.

A minimalist flush design aluminium front door with side glass panel opens into a hallway with access to a boot room with coat hanging rail and cupboards, a cloakroom with a wall mounted vanity unit and close coupled wc, together with a bespoke solid oak and metal staircase with sleek metal spindles rising to the first floor. The double aspect living room has New England style panelling to one wall, engineered wood flooring, a contemporary wood burning stove on a pedestal base and black framed bi-fold doors opening to the rear

garden. The stylish, triple aspect open plan kitchen/dining room, which has large black framed glazed double doors to the garden, is fitted with Reed Green shaker style cabinets with minimalist gold-tone hardware and Quartz work surfaces, a built-in oven and microwave, separate induction hob with filter hood, a built-in fridge freezer and an integrated dishwasher. Adjacent is a utility room with matching cabinets and work surface with an undermounted sink and mono tap.

On the first floor, the landing has a vaulted ceiling, a built-in linen cupboard and a large window overlooking the garden. The principal double aspect bedroom suite has a vaulted ceiling, glazed double doors overlooking the garden and countryside beyond, together with a dressing area with built-in wardrobes and an en suite shower room with seamless white marble effect tiles to the floor and walls, a walk-in shower with a gold-tone glass frame, a close coupled wc and a basin vanity unit. Bedroom 2 has a vaulted ceiling, glazed double doors overlooking the garden and an en suite shower room with a shower enclosure, close coupled wc and wall hung vanity unit with a fluted design in sage green and a counter-top basin. Bedroom 3 has a vaulted ceiling, a window to the front and an en suite bathroom with a close coupled wc, panelled bath with wall mounted shower above and a wall hung vanity unit with a fluted black base and countertop basin.

OUTSIDE

The property sits within a generous plot of about half an acre, which back onto farmland. The garden is fenced with post and wire fencing to take advantage of the outlook over open countryside and to one corner, there is a pond. There is a driveway and hardstanding to the front and a garden store to the rear.

IMPORTANT INFORMATION

Local Authority: Ashford Borough Council. Council Tax Band TBA
 Mains electricity and water. Air Source Heat Pump. Private drainage.
 Predicted mobile phone coverage: EE, Vodafone, Three and 02
 Broadband speed: Standard 12Mbps available. Source Ofcom
 River and Sea Flood risk summary: Very low risk. Source GOV.UK
 New Build 10 Year Warranty Insurance

Guide Price £845,000 Freehold

The Haybarn Haycross Lane, Woodchurch, Ashford, TN26 3SX



A striking, newly built modern barn conversion with a contemporary aesthetic and light filled living space, delightfully set off a quiet country lane in a generous plot adjoining farmland and enjoying rural views to the front and rear.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk